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# Chapter 4

## SPECIFIC PLAN ADMINISTRATION

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### 4.1 DESIGN REVIEW

Implementation of the Sycamore Canyon Business Park Specific Plan will involve use of existing City procedures as supplemented by additional features.

All subsequent project review concerning tentative and final tract maps, parcel maps, and individual lot site plans will be reviewed for consistency with this Plan and its provisions.

Riverside's current Design Review process, as established by Chapter 19.62 of the Zoning Ordinance, will provide the most significant tool for implementing the Plan. That process is outlined briefly as follows:

1. The Applicant submits plans and drawings to the Planning Department:
  - A site plan, drawn to scale, showing the proposed location of structures and other improvements including, where appropriate, driveways, off-street parking areas, landscaped areas, fences and walls; this plan also needs to indicate the traffic ingress and egress for off-street parking areas
  - A landscape plan, drawn to scale, showing the location of existing vegetation to be retained or removed, design of landscaped areas, description of plant materials and sizes thereof, and proposed irrigation/ sprinkler systems
  - Proposed building plans and elevations, drawn to scale, including a description of proposed exterior materials and colors
  - Scale drawings of proposed signs to define size, height, material, color and illumination, if any
  - Grading and drainage plans
  - Such other information as may be required to permit an adequate review process by the Design Review Board
2. The Design Review Board, a Council-appointed citizen panel, meets twice monthly and approves, conditionally approves or denies such applications. Appeals from the D.R.B.'s decisions are made directly to the City Council.

3. Design Review Board approval is valid for a one-year period and may be extended upon application.
4. There are modest application fees required to offset City direct costs.

All development proposed within the Sycamore Canyon Business Park Specific Plan area shall be subject to and processed in accordance with the above design review requirements.

## **4.2 SOURCES OF FINANCING**

Implementation of the Sycamore Canyon Business Park Specific Plan will require funding to finance roads, storm drains, sewerage facilities, parkland acquisition, grading and necessary infrastructure.

Definition of the precise financial mechanism for Sycamore Canyon at this time is not appropriate. However, potential sources of such financing are summarized below for future consideration:

### **Reimbursement District**

Under Articles 5 and 6 of the California Subdivision Map Act, fees can be collected to cover costs of public improvements including roads, bridges, drainage and sanitary facilities. The City can then enter into agreements with developers to reimburse costs for development costs over and above those costs which directly serve their individual development needs. As new development occurs by future developers, the pay charges for benefits received and the initial developers receive reimbursement. This procedure allows deferral of charges until property is actually developed.

Reimbursement can proceed via direct charges by the City or by use of a local benefit assessment district.

The City has utilized this method to construct storm drains, sewers and water lines.

### **Assessment Taxing District**

Current State law allows a variety of assessment procedures which can be utilized to finance industrial park improvements. Allowable costs include construction of streets, bridges or grade-separated crossings, flood protection, sewerage facilities, storm drain facilities, grading, and open space. Maintenance service costs are also permitted.

Assessment district procedures offer an equitable means of allocating costs based upon benefit received and assessed valuation of property affected.

Establishment of assessment districts depends on varying requirements of the enabling legislation. Application of this technique requires an understanding of the district initiation and other procedures involved, and, more importantly, attitudes concerning mandatory participation.

The following summary illustrates some of the more relevant assessment procedures as discussed by the type of improvement or service involved:

### **Drainage or Sewer Facilities**

The California Government Code (Section 66410-66499.30) and the Subdivision Map Act (Sections 66483 - 66484.5) authorize payment of fees for costs of drainage facilities for the removal of surface and stormwaters from local and neighborhood drainage areas.

An ordinance requiring payment of such fees must be in effect at least 30 days prior to the filing of a tentative map (or parcel map). The City Council must adopt the drainage or sanitary sewer plan. The ordinance refers to the drainage or sanitary sewer area and also describes the estimated total costs for the required facilities.

In adopting the ordinance, the Council must find that the subdivision and development of property within the drainage or sewer area will require construction of the facilities described in the plan.

### **Bridges and Major Thoroughfares**

The Code (Section 66484) authorizes design, acquisition of rights-of-way, administration of construction contracts and construction of such facilities.

The local ordinance must identify the major thoroughfares which carry through traffic to the state highway system, and relate to the appropriate section of the General Plan Circulation Element.

Protest by one-half of the property owners voids the proceedings. Local ordinances may require a fee payment as condition of approval for a final map or issuance of a building permit.

### **Streets and Highways**

The Highway Code (Section 22585-22594) allows the City to construct or install improvements and to maintain such improvements. The assessment district is initiated by City Council resolution. Such proceedings may be abandoned if there is a protest of property owners representing over 50 percent of the assessable land within the proposed district. However, the City Council may overrule such a protest by a four-fifths vote.

### **Other Special Assessment and Bonding Acts**

These include the Improvement Act of 1911, and Municipal Improvement Act of 1913. The City has used them for street improvement projects in the past.

Both allow the issuance of bonds to represent unpaid assessments. In this manner, the owner can pay lien to installments over the period of years the particular bond act and proceeding use provides. Said bonds can be issued against single owners or a group of owners.

### **Redevelopment Agency**

Another major option for the financing of industrial park improvements is the establishment of a Redevelopment District. Its purposes should include street improvements, drainage facilities, utilities, grading and parklands acquisition, either by purchase of lands designated for park purpose, or by acquisition of other lands to be exchanged for lands designated herein for park purposes. Such a district also offers an equitable means of allocating costs based upon benefit received and assessed valuation of property affected.

The establishment of such a district depends on favorable action of the City Council and Redevelopment Agency. It is recommended that the formation of such a district be pursued, and that its first priority be park land acquisition, either by purchase of lands designated for park purpose, or by acquisition of other lands to be exchanged for lands designated herein for park purposes, with a secondary purpose, as funds become available, of undertaking necessary industrial development infrastructure.

**(NOTE: A Redevelopment Project Area for Sycamore Canyon Business Park was established on December 20, 1983. Details of project activities and programs can be obtained by contacting the City's Development Department.)**

Another source of financing which should be reviewed is Industrial Development Bonds (IDB). Under Riverside's charter city status, it may be possible for the City's Economic Development Authority to issue these revenue bonds as tax-exempt issues. The legal

situation regarding such bonds is not clear; however, they should be considered when these concerns are clarified.

### **Parkland Acquisition Financing**

A major element of this Specific Plan is to provide for the public ownership and protection of a major open space area comprising about 480 acres, to be added to the 920 acres acquired as a part of the Sycamore Canyon Specific Plan. The preservation of this open space area is to be accomplished by way of the two major mechanisms described below:

1.       **Donation** - If any industrial landowner donates parklands in accordance with the following formula, and if funds are available through a Redevelopment Agency project and/or Tax Assessment District, such funds shall be made available to build infrastructure to the landowner's property at the of development. As a part of the donation the landowner will be allowed to enter into a long-term development agreement with the City.

Donation Formula:

- Donate 100 percent of the value of canyon bottom and lands with slopes in excess of 15% as shown on the Specific Plan map on file in the Planning Department.
- Donate 50 percent of fair market value of other parklands as shown on the map on file in the Planning Department.

Such a donation must be made within two years of the date the City Council has adopted this Specific Plan to be eligible for this bonus. Eligibility beyond the two years will be retained if substantive, ongoing, good faith negotiations are in progress at the time of the two-year deadline.

2.       **Redevelopment Agency** - A Redevelopment Agency project is proposed to be formed with a first priority objective of acquiring parkland. All lands not fully donated or acquired through other methods will be acquired by the Redevelopment Agency at fair market value.

## **4.3 ECONOMIC DEVELOPMENT CORPORATION**

Implementation of the Sycamore Canyon Business Park Specific Plan will require a substantial effort and a carefully coordinated program over a period of several years. Given

the size of the plan area and the large number of current owners, it appears necessary to assign overall responsibility for such implementation to a single entity.

The most appropriate organization for this program at the present time appears to be the Riverside Economic Development Corporation (EDC). As an entity established by the City Council, it enjoys the authority and credibility of local government. This is important because of the ongoing need for close coordination between the project and all City staff departments and other governmental agencies such as CALTRANS, the County of Riverside, et al.

A tentative "action program" for Specific Plan implementation by the EDC follows:  
Adoption of Council Resolution of Intent to form a special assessment district including all developable properties within the Specific Plan area;

Adoption of a Redevelopment Agency Project covering the Specific Plan area;

Initiation of necessary engineering studies to determine construction cost of infrastructure shown in the Plan, and preliminary determination of benefit received by individual parcels;

Determination of most feasible and acceptable financing program;

Formation of assessment district and adoption of agreements with property owners to construct improvements; and

Establishment of on-going marketing plan for the benefit of Sycamore Canyon Business Park development.

#### **4.4 AMENDMENTS TO SPECIFIC PLAN**

The project sponsor or Riverside City Council may initiate an amendment to the provisions of this Specific Plan if substantial changes are required in the project during the development process. Any amendment to the Sycamore Canyon Business Park Specific Plan shall be in accordance with California Government Code (Sections 65500 through 65507). This amendment procedure is briefly as follows:

1. Before taking an action on a proposed amendment to the Specific Plan, the Planning Commission must hold at least one public hearing. Notice for this hearing shall be published at least once in a newspaper or general circulation at least ten calendar days prior to the hearing.
2. The recommendation of an amendment to the Specific Plan shall be approved by a

resolution carried by a majority of the total voting members of the Planning Commission.

3. The recommendations of the Planning Commission together with additional related documents and information shall be transmitted to the City Council. The transmittal may also include any pertinent information with regard to the reasons for the Planning Commission decision.
4. The City Council shall hold at least one public hearing for each proposed specific plan pursuant to the provisions of the California Government Code. The action of the City Council shall be to approve, disapprove or conditionally approve the proposed specific plan and to adopt the necessary resolution or ordinance, as appropriate. Any hearing may be continued from time to time.
5. An amendment to the Specific Plan may be initiated by the City Council. The council shall first refer such proposal to the Planning Commission for a report. Before making a report, the Planning Commission shall report within 40 days after the reference, or within such longer period as may be designated by the City Council. Before adopting the proposed plan or amendment the City Council shall hold at least one public hearing. Notice of the time and place of hearings held pursuant to this section shall be given in the time and manner provided for the giving of notice of hearings by the Planning Commission as specified above.

Modifications to the subdivision plan upon approval of the initial tentative tract map shall be in accordance with the California Subdivision Map Act and City of Riverside procedures for implementation of the Map Act. Minor modifications to the proposed subdivision plan such as lot mergers and divisions shall not require an amendment to the Specific Plan so long as the general nature and intent of this Plan is maintained.